

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
AUGUST 10, 2004

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

NO PRE-SESSION

PLANNING AND ZONING COMMISSION HEARING – 6:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of Minutes.

1. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the July 13, 2004 public hearing.**

2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **CHEVRON** (F&S Oil III, LLC, Jeff Francis, property owner), located at 808 East Baseline Road, including the following:

#SGF-2004.49 An Amended General Plan of Development for College Park Center and a 2nd Amended Final Plan of Development for Chevron consisting of 6,806 s.f. on .92 net acres.

Use Permit:

To allow a car wash in the PCC-1, Zoning District

Variance:

1. Reduce the required street side-yard setback along Rural Road from 50 feet to 21 feet in the PCC-1, Zoning District.
2. Waive the requirement for overhead bay doors to be screened from view from the abutting streets and alleys and from adjoining properties by a six (6) foot minimum height masonry wall.

Note: Continued from the July 13, 2004 public hearing.

August 10, 2004

3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **5TH STREET TOWNHOMES** (Joseph Lewis, Tempe Lofts LLC; property owner), located at 598 W. 5th Street, including the following:

#ZON-2004.06 Ordinance No. 808.2004.06 for a zoning change from R-3, Multifamily Residential Limited to R1-PAD, Single Family Residential District on 0.33 gross acres.

#SPD-2004.50 for a Preliminary and Final Planned Area Development (PAD) consisting of seven, three-story, one and two bedroom townhomes (five, two-bedroom and two one-bedroom, totaling 10,833 s.f.) on 0.33 net acres.

Variance:

Waive the requirement of Planned Area Development's for site areas of at least 0.50 (1/2) net acres.

#SBD-2004.51 for an Amended Final Subdivision Plat consisting of seven (7) lots and two (2) tracts on .33 net acres.

Note: Continued from the July 27, 2004 public hearing.

4. **PLANNED DEVELOPMENT (0406) -** Hold a public hearing for **MIXED USE EDUCATIONAL ZONING DISTRICT AND JOINT REVIEW COMMISSION** (City of Tempe, applicant) **Ordinance 808.2004.09 #ZON-2004.09** for proposed text amendments to Zoning Ordinance 808. The proposed text would change Part-1 Chapter-3 to add a new Joint Review Commission which serves as the Planning and Zoning Commission, Board of Adjustment and Design Review Board for any properties owned by the Arizona Board of Regents, which are rezoned and used for a mix of uses not exclusive to University use. The proposed text also modifies Part-1 Chapter-5 adding Section 1-517 which provides a process of appeal of decisions made by the Joint Review Commission. This process requires the President of Arizona State University to review the appeal and provide recommendation to city Council, who have authority to hear and determine final decisions for appeals. The proposed text also modifies Part-2 Chapter 1 to establish a new mixed-use zoning district: Mixed-Use Educational (MU-ED) enables properties owned by the Board of Regents to be zoned and used for a mix of educational, commercial and residential uses. The proposed text also amends Part-2 by adding a new Chapter-21 which defines the purpose, applicability, uses and development standards for the MU-ED zoning district.

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.